

**TOWN OF HUNTERSVILLE
TOWN BOARD MEETING
MINUTES**

**November 6, 2017
6:30 p.m. – Huntersville Town Hall**

PRE-MEETING

The Huntersville Board of Commissioners held a pre-meeting at the Huntersville Town Hall at 5:45 p.m. on November 6, 2017.

GOVERNING BODY MEMBERS PRESENT: Mayor John Aneralla; Commissioners Melinda Bales, Dan Boone, Mark Gibbons, Charles Guignard, and Danny Phillips. Commissioner Rob Kidwell was not present.

Gerry Vincent, Town Manager, explained that the purpose of the pre-meeting is to get a consensus of what direction to proceed in with legal services – contract with a firm or hire a staff attorney. It is the Town Manager's recommendation that the Board interview three of the four law firms, contract for one year and then review and assess the firm's abilities over a period of time.

Following discussion, it was the general consensus of the Board to re-advertise for a staff attorney to see if there is any additional interest in the position.

Mayor Aneralla pointed out that he disagreed with the Board and felt the Town should consider contracting legal services.

There being no further business, the pre-meeting was adjourned.

**REGULAR MEETING
TOWN OF HUNTERSVILLE
BOARD OF COMMISSIONERS**

The Regular Meeting of the Huntersville Board of Commissioners was held at the Huntersville Town Hall at 6:30 p.m. on November 6, 2017.

GOVERNING BODY MEMBERS PRESENT: Mayor John Aneralla; Commissioners Melinda Bales, Dan Boone, Mark Gibbons, Charles Guignard, Rob Kidwell and Danny Phillips.

Mayor Aneralla called the meeting to order.

Mayor Aneralla called for a moment of silence.

Mayor Aneralla led the Pledge of Allegiance.

MAYOR AND COMMISSIONER REPORTS/STAFF QUESTIONS

Mayor Aneralla

- The next meeting of the North Meck Alliance is November 9.
- The Metropolitan Transit Commission met last month and talked about the Blue Line Extension and the Red Line Study. There is a survey on the transit system that will be posted to the Town's website. The MTC would like to lead a regional transportation summit in the spring.

Commissioner Bales

- Lake Norman Economic Development has a total of 25 active projects – 12 in Cornelius, 1 in Davidson and 20 in Huntersville. The EDC's new website went live in October. The EDC Board had their retreat two weeks ago. The EDC hosted a CMS work force development meeting with local companies. There are a couple of projects in Huntersville that are looking to develop the Patterson Road area. Commerce Station Road is set to be completed in December.
- Encouraged everyone to vote tomorrow.

Commissioner Boone

- On October 19 the Lake Norman Chamber of Commerce recognized Huntersville Firefighter of the Year – John Schuler and Huntersville Outstanding Police Officers of the Year – Officers Ben McCormack, Breanne Williams, Jeff Guertin and Sgt. John Allen.
- Huntersville Police Department reports that 2017 Part 1 crimes are down by 6.1 percent from 2016.

Commissioner Gibbons

- Reminded everyone of Veterans Day parade and celebration on Saturday.

Commissioner Guignard

- The next Planning Coordinating Committee meeting is in December.

Commissioner Kidwell

- Recognized former commissioner Sarah McAulay who was present at the meeting.
- Expressed appreciation to the candidates running for office.

Commissioner Phillips

- Updated the Board on Lake Norman Chamber and Visit Lake Norman events.

PUBLIC COMMENTS, REQUESTS, OR PRESENTATIONS

Dr. Michael Brennan updated the Board on the uveal melanoma assessment. Expects geospatial and genetics testing to be completed by the end of the year.

Sue Colbert, whose daughter Keenan passed away from ocular melanoma, expressed appreciation to the Town of Huntersville for their efforts in obtaining grant for research of this disease.

Karen Falls, Assistant Principal at Torrence Creek Elementary School, addressed the Board in support of pedestrian accommodations from the Cobblestone Manor entrance to Torrence Creek Elementary School.

Heather Culm, 15328 Rush Lake Lane, addressed the Board in support of pedestrian accommodations from the Cobblestone Manor entrance to Torrence Creek Elementary.

Julian and Darin Booth, 9223, Hightower Oak Street, addressed the Board in support of pedestrian accommodations from the Cobblestone Manor entrance to Torrence Creek Elementary.

Bryan Southwick, 9215 Hightower Oak Street, addressed the Board in support of pedestrian accommodations from the Cobblestone Manor entrance to Torrence Creek Elementary.

Rick Himsel, 9417 Hightower Oak Street, addressed the Board in support of pedestrian accommodations from the Cobblestone Manor entrance to Torrence Creek Elementary.

Monica Museler, 8919 Scottsboro Drive, addressed the Board in support of pedestrian accommodations from the Cobblestone Manor entrance to Torrence Creek Elementary.

Tom Grimes, 8920 Bur Lane, addressed the Board in support of pedestrian accommodations from the Cobblestone Manor entrance to Torrence Creek Elementary.

Nancy Cecil, 16435 Cobbleview Lane, expressed her support for Melinda Bales, Nick Walsh, Joe Sailers and Lance Munger in the upcoming election.

Kim Aichele, 9511 Cennetta Court, expressed concern about the most recent appointee to the Board of Adjustment that was appointed on October 16.

Lance Munger, 11708 Warfield Avenue, expressed appreciation to fellow candidates for Huntersville commissioner and encouraged everyone to vote.

Brian Sheehan, Swim Club Management Group, provided 60-day update on management of HFFA.

- Website has been updated.
- HFFA Strong classes begin November 13.
- Uncollected fees have been collected.
- Reduced the amount of NSF charges by approximately \$15,000 a year.
- Even though staff has been added in certain areas, payroll is about \$100,000 under what was budgeted on an annualized basis.
- Management fee is trending about \$100,000 less than what was budgeted.

AGENDA CHANGES

Commissioner Kidwell made a motion to adopt the agenda.

Commissioner Gibbons seconded motion.

Motion carried unanimously.

PUBLIC HEARINGS

Mayor Aneralla recognized Planning Board members present: Hal Bankirer, Joe Sailers and Joanne Miller.

Petition #S17-01. Mayor Aneralla called to order public hearing on Petition #S17-01, a request by Doug Godly to revise the Bryton Special Sign District for Frankie's Fun Park at 10621 Bryton Corporate Center Drive.

Brian Richards, GIS Administrator, reviewed the Staff Report. *Staff Report attached hereto as Exhibit No. 1.*

Staff supports the requested increased allowance of sign areas and do not feel that there's any disturbance to the neighboring properties outside of the property development.

Commissioner Guignard said we may consider it a sign because by definition you can do that, but in my personal opinion we should have no problem with this unless they light that and start putting letters in the middle of those. I for one have no problem with what they are trying to accomplish here. It is going to be an unusual park, a nice amenity.

Commissioner Bales said these fin signs, are these typical for the Frankie's fun park franchise.

Mr. Richards said no, this is a whole new branding scheme from what we have seen in the past.

There being no further comments, Mayor Aneralla closed the public hearing.

Petition #ANNEX17-01. Mayor Aneralla called to order public hearing on Annexation Petition #ANNEX17-01, a request by Blackwood Knoll, LLC to annex 37.81 non-contiguous acres, PIN 01124111, into the Town of Huntersville.

Alison Adams, Senior Planner, reviewed the Staff Report. *Staff Report attached hereto as Exhibit No. 2.* This is a non-contiguous annexation request by Blackwood Knoll, LLC. It is approximately 37.81 acres. All legal requirements have been met. The applicant is asking if there is a vote of approval that the action to actually annex be taken tonight and put it into the town limits.

Mayor Aneralla pointed out that action on this item was not on the agenda, so a decision will have to be considered on November 20.

There being no further comments, Mayor Aneralla closed the public hearing.

Economic Development Incentive – Daumar. Mayor Aneralla called to order continuation of public hearing on proposed economic development incentives to Daumar Corporation relating to their establishment of new manufacturing facilities in Huntersville.

Gerry Vincent, Town Manager, reviewed details of the project.

- Manufactures knitted net and printed film for North, Central and South American Markets
- Company based in Barcelona, started in 1950's by two brothers
- \$5.6 million in Real Property
- \$6.6 million of Personal Property
- 36 new jobs by 2022
- 94 new jobs by 2028
- Average Salary of \$39,480 (2022)
- Total Projected Project Investment of over \$24 million

- Site in in Park – Huntersville
- 3 year 50% tax grant
 - o \$155,338 Taxes Paid (5 year)
 - o \$44,886 Grant to Company (3 year)
 - o \$110,452 Net to Town (5 year)

Commissioner Kidwell pointed out that the company will pay 100 percent of their taxes, then be reimbursed 50 percent once they have met obligations of the grant.

There being on further comments, Mayor Aneralla closed the public hearing.

OTHER BUSINESS

Economic Development Incentive – Daumar. Commissioner Kidwell made a motion to adopt resolution authorizing the execution of a Business Investment Program Agreement with Daumar Corporation.

Commissioner Bales seconded motion.

Commissioner Boone said the 94 new jobs by 2028, how long do those new jobs have to stay into effect – like as soon as they hit the 94 jobs can they start letting people go or how long do they have to keep those people employed.

Ryan McDaniels, Lake Norman EDC Director, said I think you are referring to the total job employment. That would be in year 2028, so the incentives if approved tonight would have expired many years ago in that case.

Commissioner Phillips said in your project details you've got \$5.6 million in real property, \$6.62 million in personal property then as you come on down you've got total project investment over \$24 million. Well mine is \$12.2 million, so how do we go from there to there. And there's a lot of companies that come to Huntersville that don't get a dime and still come. So why would we put this on the table for this little bit of money.

Mr. McDaniels said they have a phased plan for expansion, so the three year period that the grant would be based on is based on the investment in those first three years. This company continues to plan additional investment in the community that is not being offered a grant for. So that \$24 million, 100 percent of those tax revenues would come back to the town without the incentive.

Commissioner Kidwell said Mr. Phillips asked why would we offer a grant – 36 jobs by 2022, 94 new jobs by 2028. This is a printing business. I just recently left a printing business where I had people willing to drive from Gastonia, Lincolnton, and further to south Charlotte off of Westinghouse Boulevard to run a machine. I used to have people in Cornelius that would drive from Cornelius to work down in Charlotte. Here's an opportunity that we have people within our own community working in our own community. I say this because I know that Commissioner Bales is working on expanding the Lake Norman Education Collaborative to include on the job training. We need our local high schoolers to understand that there's something else besides college. I'm not knocking college, I have two degrees, I say go out and get a degree. But an opportunity for a company like this that is going to be well paid, average salary is \$39,000, you are not going to be a millionaire but you are going to be able to provide for your family. I think it's an opportunity for a company like this or we may have other companies come in and they may not ask for anything. And I applaud that. But they are not coming from Spain and they are not investing

\$12 million off the bat to get a company off the ground in the states and that's more product that's made in the USA.

Mayor Aneralla called for the vote to adopt resolution authorizing the execution of a Business Investment Program Agreement with Daumar Corporation

Motion carried 4 to 2, with Commissioners Boone and Phillips opposed.

**TOWN OF HUNTERSVILLE
RESOLUTION AUTHORIZING THE EXECUTION
OF A BUSINESS INVESTMENT PROGRAM AGREEMENT**

The Board of Commissioners of the Town of Huntersville, having opened a public hearing on October 16, 2017, and continued to November 6, 2017, at the Town Hall in Huntersville, North Carolina, on the consideration of a grant of certain economic incentives to Daumar Corporation, or its affiliates, as described in its Business Investment Program Grant Application to the Town (the "BIP"), and having considered the economic benefits to be derived from the agreement, does hereby find and determine:

1. That the grant will be for a period of three (3) years and in an amount equal to up to 50% of new *ad valorem* tax revenue; and
2. That the incentives granted in the BIP will help stimulate the local economy, promote business, and result in the creation of approximately 35 new jobs within three (3) years; and
3. That the public will benefit from the additional tax base for the Town.

Therefore, it is hereby RESOLVED by the Board of Commissioners of the Town of Huntersville that the Town enter into a Business Investment Program Agreement with Daumar Corporation, and the Town Manager is authorized and directed to execute and deliver such documents as are necessary to carry out the intent of this Resolution.

Adopted by the Board of Commissioners at its regular meeting on the 6th day of November, 2017.

Bryton Corporate Center Sketch Plan. Mayor Aneralla pointed out this item will be heard as quasi-judicial.

Mayor Aneralla swore in David Peete, Jack Simoneau, and Max Buchanan.

David Peete, Principal Planner, entered the Staff Report into the record. *Staff Report attached hereto as Exhibit No. 3.* I want to give you a quick update. This is a subdivision sketch plan brought to you by the Foundry Commercial Group. It is owned by American Asset Corporation and Bryton. You can see the area in the black hatching that's between Everett Keith Road, Bryton Corporate Center Drive, Hambright Road to the north and then the rail down to the bottom. It is almost 36 acres and it's zoned Special Purpose Conditional District, which is the Bryton Overlay. And what they want to do or what this request is all about is this area, there is one lot located here that is existing and then Savoy Drive is existing as well. They would like to take the area between Savoy all the way up to Hambright and subdivide into five new parcels, 2 through 6, and then there would be in a future phase the area in blue right here, which would be a new public street. This is all in keeping with the original conceptual plan for Bryton. The Staff Report has a lot more detail and I'm happy to elaborate on any of it that you would like.

Staff's recommendation to the Planning Board was that the application was complete and that it did satisfy the ordinance with the exceptions that are listed. I've got those summarized in the first box and that is that they incorporate the alternate buffer plan option which they are choosing to utilize that's allowed through the Zoning Ordinance; that a block length waiver would be granted for the distance

between Savoy Drive and the new proposed road that they have; that they would add the section of a greenway along the railroad that they are choosing to utilize for their urban open space; they would produce a willingness to serve letter from Charlotte Water; and then all of their miscellaneous corrections would be made. That was the recommendation of the Planning Board. The Planning Board recommended unanimously to support staff's recommendation and that is what is offered to you tonight.

Commissioner Phillips said this goes into the transportation issues of the traffic impact analysis. The TIA was prepared by Kimley Horn and it was done in 2006. Here we are 11 years later and I think every one of these buildings are well over 100,000 sq. ft. and so how would this not trigger a new TIA.

Mr. Peete said the TIA that was done in 2005 presupposed that Bryton at build-out would have over a million square feet of commercial, over a million square feet of industrial, as well as several thousand homes, so projects that have come in, be it Walmart, be it apartments, etc., they are all just ticking away at that cap number that was originally part of the TIA, so the roads that have been built in the Bryton area are there to serve that level of development. And this project, while it is a large amount of square footage, it is well under the allowable industrial square footage number.

Commissioner Phillips said so in other words if this is over on the master plan your TIA never goes bad.

Mr. Peete said I'm going to actually say that our Engineering Department would have the ability to indicate that something was wildly not in keeping with that original approval but in the 2005 approval of Bryton and the TIA that was done at that time and of course all the road work that was done through the certificates of participation tax funding through the county, this level of development was contemplated, so if they were to propose let's say 2 million square feet of industrial that would not be in keeping with that TIA and then we would have to be looking at it from a different angle.

Commissioner Phillips said so is it keeping in precedent with other rezonings.

Mr. Peete said Bryton is unique in that it has a 30 year life span and they were anticipating these numbers. No one had come in and in one swoop taken up all the capacity if you will, so I understand your question but I would dare say that we don't really have a lot of examples like Bryton throughout town that have had such future forecasting of what they would do.

Commissioner Kidwell said you said a million.....can you go back and say that again.

Mr. Peete said there's over a million square feet of industrial, there's a million square feet of commercial and then I think it's I want to say north of 3,000 residential units.

Commissioner Kidwell said this build-out alone is around 600,000 sq. ft.

Mr. Peete said that sounds right, closer to 700,000 maybe.

Commissioner Kidwell said there's no other light industrial over that way right now.

Mr. Peete said no, this would be the first. AAC is looking to sell this to the applicants and I think they are well aware of what their capacity is or what this may do to their future offerings. I will add to that that very quickly if you look the gray area that you see there is the Special Purpose or what we would say would be the light industrial holdings. If you discount Walmart and you discount Frankie's and then you

take this 700,000 or maybe under 700,000 into account you are only left with this area and it's geographically challenged. So they may be challenged to even reach the million that they are allowed, but I'm speculating.

Commissioner Guignard said I don't have any problem with the connectivity between Everett Keith and Bryton Corporate Center Drive with the new road there but I do have just a big picture question. Why is it so close to Hambright Road Extension as opposed to being in the middle of between there and Savoy Drive. Is there a reason for that? It would appear to me that you might want it more centrally located or maybe there's an engineering reason for that. Maybe that's something for someone else, but it just seems a little bit ironical to me that it's that close to Hambright, there must be a simple reason.

Mr. Peete said I will not speak for the Engineering Department but I think that in the discussion with the Technical group we always look at things in a larger perspective and I think that a lot of the thinking was that connectivity which is very important to the Town of Huntersville and Bryton is no exception. Savoy Drive offers up a connection point here and of course Hambright does and it would be a thoroughfare that would go well to the east, so it is anticipated that over time this area here will redevelop and when that happens this new road that they are proposing there is offering something up. Now could they move it more to center, that's what the illustrative plan had but it's not a requirement, it's not a necessity and if it were to go further to the west it worked the way that they are proposing it and if it was for their own design our staff did not have a problem with that.

Commissioner Guignard said I'm not saying there's a problem, I'm just asking is there a reason that it's that close to Hambright as opposed to back towards the middle of the property. Is there someone that can answer that.

Jack Simoneau, Planning Director, said I'm going to attempt to answer it. When Bryton was originally approved in 2006 it was contemplated there would be a road kind of somewhere over here and over here and then it was a dotted line in here as possibly a road in this particular area. That was what was shown on the plan. When this product was being proposed and laid out, this part of the road here did not work correctly with the type of layout that they wanted to do and so the question was do you move the road to the south or do you move it to the north and the Engineering response to that is you move it to the north because that way as cars are turning left there won't be left turn lock-up. In other words you don't want cars turning left opposite one another. That doesn't leave enough stacking lane. That way if you have cars that are going up and they are going to go on this potential new street, they are going this way and cars that are turning are going this way and there is no left-turn lock up. If the road was further south these cars would be turning here, these cars would be turning here and you would have this jammed up section. Max Buchanan is here to go in much more detail if you need to but in essence they did not want left-turn lock up and therefore that necessitated the road to go a little bit further north to Hambright Road.

Commissioner Guignard said I have lived on Sherwood Drive for 38 years and know what it does with Hillcrest especially with school, so I understand now what you are saying.

Commissioner Bales said I have a question for Mr. McDaniels.

Mayor Aneralla swore in Ryan McDaniels.

Commissioner Bales said my question for you tonight is how important is this project to economic development in Huntersville.

Ryan McDaniels, Lake Norman EDC Director, said of the highest importance in our view. We lack this product, especially of this scale and this quality. If you have seen the building renderings, if you have had a chance to look at them it's a very high quality product, lots of glass. We actually have a Huntersville company that is looking to grow and I provided them the information earlier this week that the Board would be addressing this. Potentially we could have buildings coming out of the ground fairly soon. They actually responded during this meeting that they have provided that information to their president. So it's very important for us. I know there's active clients in the que who are interested in this product as well. If you look at our competing cities – Concord in particular around the airport area, you've seen a tremendous amount of growth of this type of product, but this is on a higher scale. It's a little up market. I think it fits our community very well and it will provide opportunities for smaller companies that would use 25,000-40,000 sq. ft. or large users that could need 100,000 sq. ft. build to suit options.

Commissioner Bales said do we have anything currently in Huntersville like this on the market.

Mr. McDaniels said we have one building of this scale. It's an industrial condo that's actually in a larger building, so it's a little unique. It's not a standalone building and it does not have the modern features that these buildings would.

Commissioner Kidwell said Bryton began back in 2005-2006 and we approved the zoning even though there's a thoroughfare road planned here. So that happened. It's got a tree save on it, which is 41 specimen trees, so it won't be clear cut. So it looks like a positive thing here, especially hearing from Ryan that we have limited space like this for light industrial.

Commissioner Boone made a motion to approve the Bryton – Corporate Center Subdivision Sketch Plan. The application for the subdivision sketch plan is complete. It complies with all the support documentation and addresses the items in Part 5 of the Staff Report.

Commissioner Guignard seconded motion.

Motion carried unanimously.

Naming Playground. The Huntersville Parks & Recreation Commission and Parks & Recreation Staff have recommended naming the Holbrook Playground "The Scott Treon Playground." Scott served as the department's Assistant Director for almost 9 years before passing away from a brain tumor. Scott was not only a town employee, but was very active in the community through his work volunteering at his church and as a volunteer coach in numerous organizations in Huntersville. Scott had a passion for bringing the community together for many community projects. Scott's strength and faith during his fight with cancer has left a lasting impression on the Huntersville community.

The Parks & Recreation Commission and the Parks & Recreation Staff thought it would be appropriate to name the playground after Scott due to his leadership role in making this playground possible through acquiring a grant. This playground was the first community build playground in the town's park system and it was due to Scott's knowledge of installing playgrounds as well as Scott's ability to encourage members of the community to support the community building process for the playground. Scott's church was the main participant in the community build activities that took place.

Commissioner Phillips made a motion to approve naming the Holbrook Park Playground “The Scott Treon Playground.”

Commissioner Guignard seconded motion.

Commissioner Guignard pointed out that this is not changing the name of the park, it is only naming the playground.

Motion carried unanimously.

Pedestrian Accommodations. Numerous requests have been received by the Engineering & Public Works Department, as well as by Town Board officials, requesting pedestrian accommodations (crosswalk) from the Cobblestone Manor entrance to the existing sidewalk on the east side of Ranson Road.

Max Buchanan, Public Works Director/Town Engineer, reviewed alternatives to provide pedestrian accommodations from the Cobblestone Manor entrance to the east side of Ranson Road.

- RRFB (Rapid Repeating Flashing Beacon) – construction estimate \$25,000 – 30,000, with an approximate 45-60 days delivery.
- Larger scale project to include HAWK Signal – construction estimate \$175,000, with an approximate 12 month delivery.

Staff recommends consideration be given to the installation of the RRFB solution on the north side of the Cobblestone Manor entrance.

Following discussion of the alternatives, Commissioner Kidwell made a motion to approve the HAWK signal alternative.

Commissioner Phillips seconded motion.

Motion carried unanimously.

CONSENT AGENDA

Approval of Minutes. Commissioner Gibbons made a motion to approve the minutes of the October 16, 2017 Regular Town Board Meeting Minutes. Commissioner Guignard seconded motion. Motion carried unanimously.

Budget Amendment – Police Department. Commissioner Gibbons made a motion to approve budget amendment recognizing insurance revenue in the amount of \$33,706.15 and appropriate to the Police Department’s auto insurance account. Commissioner Guignard seconded motion. Motion carried unanimously.

Budget Amendment – Parks & Recreation. Commissioner Gibbons made a motion to approve budget amendment recognizing insurance revenue in the amount of \$4,468.50 and appropriate to the Parks & Recreation auto insurance account. Commissioner Guignard seconded motion. Motion carried unanimously.

Budget Amendment – Parks & Recreation. Commissioner Gibbons made a motion to approve budget amendment appropriating sponsorship revenue in the amount of \$22,000 to Non-capitalized equipment for bleachers and signage for the Huntersville Recreation Center from Novant Health sponsorship agreement. Commissioner Guignard seconded motion. Motion carried unanimously.

Resolution – Finance Director/Deputy Finance Director. Commissioner Gibbons made a motion to adopt resolution appointing Finance Director and Deputy Finance Director and ratifying their prior actions. Commissioner Guignard seconded motion. Motion carried unanimously.

**TOWN OF HUNTERSVILLE
RESOLUTION APPOINTING FINANCE DIRECTOR AND
DEPUTY FINANCE DIRECTOR AND RATIFYING THEIR PRIOR ACTIONS**

WHEREAS, certain public officials are required by GS 159-27 and 159-28 to be appointed by the Town Board; and

WHEREAS, external officials such as financial institutions frequently require documentation in Town Board minutes of signature authority granted by the Board to act on behalf of the Town; and

WHEREAS, effective internal controls necessitate cross training and duties statutorily be performed by finance officials specifically designated by the Town Board.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Town of Huntersville that the following public officials are hereby appointed: Jackie Huffman appointed Finance Director to the date of her Huntersville employment April 1, 2016; Pattie Ellis appointed as a properly designated Deputy Finance Director effective October 23, 2017.

BE IT FURTHER RESOLVED that all prior actions lawfully taken within the course and scope of employment by the above appointed public officials are hereby ratified and affirmed by the Town Board as if said officials had been appointed at the time of such actions.

Adopted this 6th day of November, 2017.

Write-off Electric Fund Uncollected Final Accounts. Commissioner Gibbons made a motion to approve the write-off of electric fund uncollected final accounts in the amount of \$31,019.75. Commissioner Guignard seconded motion. Motion carried unanimously.

Transmission Connection – Commerce Station Substation. Commissioner Gibbons made a motion to authorize awarding bid for construction of the transmission connection at Commerce Station Substation to Davis H. Elliot in the amount of \$284,955. Commissioner Guignard seconded motion. Motion carried unanimously.

Bid Tabulation attached hereto as Exhibit No. 4.

Call for Public Hearing – Petition #R17-10. Commissioner Gibbons made a motion to call a public hearing for Monday, December 4, 2017 at 6:30 p.m. at Huntersville Town Hall on Petition #R17-10, a request by the Town of Huntersville to rezone 2.25 acres from Town Center Conditional District to Town Center on Gilead Road (PIN 01711619, 01711618, 01711643, 01711617, 01711616, 01711615 (a portion of)). Commissioner Guignard seconded motion. Motion carried unanimously.

Call for Public Hearing – Petition #R17-11. Commissioner Gibbons made a motion to call a public hearing for Monday, December 4, 2017 at 6:30 p.m. at Huntersville Town Hall on Petition #R17-11, a request by Skybrook, LLC to revise the existing Oaks at Skybrook North Conditional District rezoning plan

to remove a note regarding garage placement. Commissioner Guignard seconded motion. Motion carried unanimously.

Call for Public Hearing – Petition #R17-12. Commissioner Gibbons made a motion to call a public hearing for Monday, December 4, 2017 at 6:30 p.m. at Huntersville Town Hall on Petition #R17-12, a request by Laureldale, LLC to revise the existing Villages at Skybrook North Conditional District rezoning plan to remove notes regarding garage placement and driveway access. Commissioner Guignard seconded motion. Motion carried unanimously.

CLOSING COMMENTS

Commissioner Kidwell recognized Mecklenburg County Commissioner Jim Puckett. For those running for office there is a definite difference between campaigning and governing. And after tomorrow night's results I would hope that no matter who is up on this board you work together for the benefit of Huntersville, so you are going to have to put everything aside from campaigning, swallow your pride and check your ego at the door because it's not about you, it's about the town.

Commissioner Guignard asked the Finance Director if she saw any material errors in what Brian Sheehan presented earlier.

Jackie Huffman, Finance Director, said I didn't see any. He quoted you an annualized figure and we've only had 60 days, but as long as that trend continues, I would agree.

There being no further comments, the meeting was adjourned.